PLAT OF CROSSING AT EDGECOMB CREEK

CITY OF ARLINGTON C 05-018 FP SEC. 23, T. 31 N, R. 05 E, W.M.

KNOW ALL MEN BY THESE PRESENTS THAT HIMALAYA HOMES, THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT, AND EVERTRUST BANK, THE MORTGAGEE, DO HEREBY THAT THE DECISION TO MAKE THIS PLAT IS OUR FREE AND VOLUNTARY ACT AND DO TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, AVENUES, AND OTHER PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, FOR ALL OTHER PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE OF PUBLIC RIGHT-OF-WAY OR OTHER PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS/AVENUES SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE ON ANY LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSES DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER ROAD THE OWNER OF ANY LOT-OR LOTS, PRIOR TO MAKING-ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, OR PRIOR TO CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION OF SAID LOT TO THE EXISTING DRAINAGE SYSTEM MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON FOR ANY ALTERATION OF OR CONNECTION DRAINAGE SYSTEM. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS - OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

TRACT 999 IS HEREBY GRANTED AND CONVEYED TO LOTS | THRU 62 WITH AN EQUAL AND UNDIVIDED INTEREST TO BE MAINTAINED BY LOTS I THRU 62 INCLUSIVE FOR USE AS A PARK.

HIMALAYA HOMES, INC., A WASHINGTON CORPORATION

STATE OF WASHINGTON}

COUNTY OF SNOHOMISH}

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILMER LIST. PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS -INSTRUMENT, ON OATH STATE THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CONTRACTION WAR OF HIMALAYA HOMES, INC., A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

STATE OF WASHINGTON,

STATE OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN S. Williams THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CHIEF CONTROL OF EVERTRUST BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT WITNESS MY HAND AND SEAL THIS 25 DAY OF ________

Merze STATE OF WASHINGTON, COLLEGE PARTIES OF WASHINGTON, COLLEGE PA

ALL SUBSEQUENT DEEDS FOR LOTS 1 AND 48 WILL CONTAIN PROVISIONS FOR THE SHARED ACCESS AND UTILITY EASEMENT IN THE MANOR DESCRIBED HEREIN:

ALL MAINTENANCE OF THE SHARED ACCESS AND UTILITY EASEMENT SHALL BE BY THE OWNERS OF THE PARCELS HAVING LEGAL ACCESS THEREFROM OR THEIR SUCCESSOR(S), UNLESS AND UNTIL SUCH ACCESS OR PORTIONS THEREOF, ARE IMPROVED TO CITY OF ARLINGTON PUBLIC ROAD STANDARDS AND ACCEPTED BY THE CITY OF ARLINGTON.

THE SHARED ACCESS AND UTILITY EASEMENT IS HEREBY SUBJECT TO A UTILITIES EASEMENT IN FAVOR OF THE GRANTOR(S) OR THE SUCCESSOR(S) OF ANY ELECTRIC, TELEPHONE, TELEVISION CABLE, GAS, WATER, OR SEWER COMPANY, PUBLIC OR PRIVATE, OR THEIR SUCCESSOR(S) TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, ALTER AND REPAIR THEIR RESPECTIVE UTILITIÉS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SAID PURPOSES; PROVIDED THAT IF THE SHARED ACCESS AND UTILITY EASEMENT SHOULD BECOME A PUBLIC ROAD AT SOME TIME IN THE FUTURE, ALL EASEMENTS WITHIN THE SHARED ACCESS AND UTILITY EASEMENT SHALL BECOME NULL AND VOID AND ANY UTILITY FACILITIES WHICH PHYSICALLY EXIST SHALL BECOME SUBJECT TO THE FRANCHISE REQUIREMENTS OF THE CITY;

WITH RESPECT TO THE SHARED ACCESS AND UTILITY EASEMENT DESCRIBED HEREIN, WHETHER IT REMAINS PRIVATE OR BECOMES A PUBLIC ROAD, THERE IS THE ADDITIONAL RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS; AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS OR WAYS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE UPON REASONABLE GRADING PURSUANT TO IMPROVEMENT FOR DEDICATION OF THE ROADS AND WAYS HEREIN. FOLLOWING REASONABLE GRADING PURSUANT TO IMPROVEMENT FOR DEDICATION OF THE ROADS AND WAYS SHOWN HEREIN, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY OR HAMPER PROPER ROAD DRAINAGE, WITHOUT THE APPROVAL OF THE

LEGAL DESCRIPTION

PARCEL A:

THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH OF THE COUNTY ROAD;

IN SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON

PARCEL B:

THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, LYING NORTH OF THE COUNTY ROAD;

IN SECTION 23, TOWNSHIP 31, RANGE 5 EAST, W.M, IN SNOHOMISH COUNTY, WASHINGTON..

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR OVERHEAD AND/OR UNDERGROUND ELECTRIC TRANSMISSION LINE FACILITIES AND DISTRIBUTION LINE FACILITIES RECORDED UNDER RECORDING NO. 7803280364, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. AFFECTS PARCEL A. LIES IN R.O.W. DEDICATED TO CITY OF ARLINGTON.

SUBJECT TO THE RIGHT TO ENTER PREMISES TO MAKE REPAIRS, AND THE RIGHT TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO UTILITY LINES LOCATED ON PROPERTY ADJOINING SAID - PREMISES, AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7803280365, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. AFFECTS PARCEL A.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR A SINGLE LINE OF POLES AS RECORDED UNDER RECORDING NO. 8402070204, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. AFFECTS PARCEL A. THE POLES FOR THIS

4. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY

-- DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR ELECTRIC DISTRIBUTION LINE TOGETHER WITH THE RIGHT TO CONVERT TO AN UNDERGROUND SYSTEM AFFECTING PARCEL B, AS RECORDED UNDER RECORDING NUMBER 8402070203, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. THE POLES FOR THIS EASEMENT HAVE BEEN REMOVED, THEREFORE SAID EASEMENT IS EXTINGUISHED.

5. SUBJECT-TO AN EASEMENT AGRÉEMENT AND ALL MAINTENANCE FOR EMERGENCY ACCESS AND DETENTION STORM VAULT AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN RECORDED UNDER RECORDING NUMBER 200301300820, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SAID OBLIGATION OF THE MAINTENANCE FOR SAID DETENTION FACILITIES AND ACCESS AND UTILITIES ROAD IS HEREBY ASSIGNED WITH ALL OBLIGATIONS FOR OPERATIONS AND MAINTENANCE TO SAID LOTS 1 THRU 62 INCLUSIVE.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INCORPORATED FOR MAINTENANCE OF HIGH-VOLTAGE DISTRIBUTION LINE AND DISTRIBUTION-LINE FACILITIES AND OTHER NECESSARY OR CONVENIENT APPURTENANCES AFFECTING-PORTION OF PARCELS A & B AS RECORDED UNDER RECORDING NUMBER 200410190714, RECORDS OF SNOHOMISH GOUNTY, WASHINGTON.

SUBJECT TO THE RIGHT TO ENTER SAID PREMISES TO MAKE REPAIRS, AND THE RIGHT TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO UTILITY LINES LOCATED ON PROPERTY ADJOINING SAID PREMISES, AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 200410190714, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. - .

8. ALL EXTERIOR LIGHTING, INCLUDING STREETLIGHTS, SHALL BE DOWNSHIELDED.

PARK AND/OR SCHOOL IMPACT AND/OR MITIGATION FEES ARE REQUIRED TO BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT.

10. TO MITIGATE THE DEVELOPER'S TRAFFIC IMPACT, THE DEVELOPERS HAVE PAID IN FULL THEIR --PROPORTIONATE SHARE FOR CERTAIN STATE PROJECTS FOR THOSE AVERAGE DAILY TRIPS FROM THIS DEVELOPMENT.

11. CONSISTENT WITH THE TERMS AND THE SNOHOMISH COUNTY INTERLOCAL AGREEMENT WITH THE CITY OF ARLINGTON, THE DEVELOPER'S IMPACTS HAS BEEN PAID IN FULL ON THE CAPACITY OF THE COUNTY ROAD SYSTEM BY MAKING A PROPORTIONATE SHARE MITIGATION PAYMENT. :

12. THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL GODE TITLE 14. ARE AND MAY BE CONDUCTED, INCLUDING OVER FLIGHT ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY. SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALE BE SHIELDED -SO AS TO REDUCE ANY TYPE OF GLARE WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.

13. NO USE MAY BE MADE OF THE PREMISES, WHICH CAN OR DOES INTERFERE WITH USE OF THE AIRPORT BY AIRCRAFT BY REASONS OF ELECTRICAL, ELECTRONIC, OR SMOKE EMANATIONS, LIGHTING- EQNIDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

14. ALL LOTS ARE SUBJECT TO SCHOOL AND PARKS IMPACT FEES. IMPACT FEES HAVE BEEN DEFERRED UNTIL BUILDING PERMIT ISSUANCE. CONTACT THE ARLINGTON SCHOOL DISTRICT AND CITY PLANNING DIVISION. EACH OF THE 61 (1 EXISTING) LOTS ARE ELIGIBLE FOR A PARK FEE CREDIT OF \$819.00 PER LOT.

15. LOTS 1, 31, 32 AND 48 ARE RESTRICTED FROM TAKING ACCESS OFF OF 73RD AVENUE N.E.

APPROVALS:

CITY COUNCIL APPROVAL

EXAMINED AND APPROVED THIS QUANDAY OF MOUL 2005, THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF CROSSING AT EDGECOMB CREEK IS IN CONFORMANCE WITH THE APPLICABLE ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

CITY OF ARLINGTON

CITY CLERK CITY OF ARLINGTON

2005, AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AND AS TO THE DESIGN OF SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES AND AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

> CITY ENGINEER CITY OF ARLINGTON

PLANNING MANAGER APPROVAL

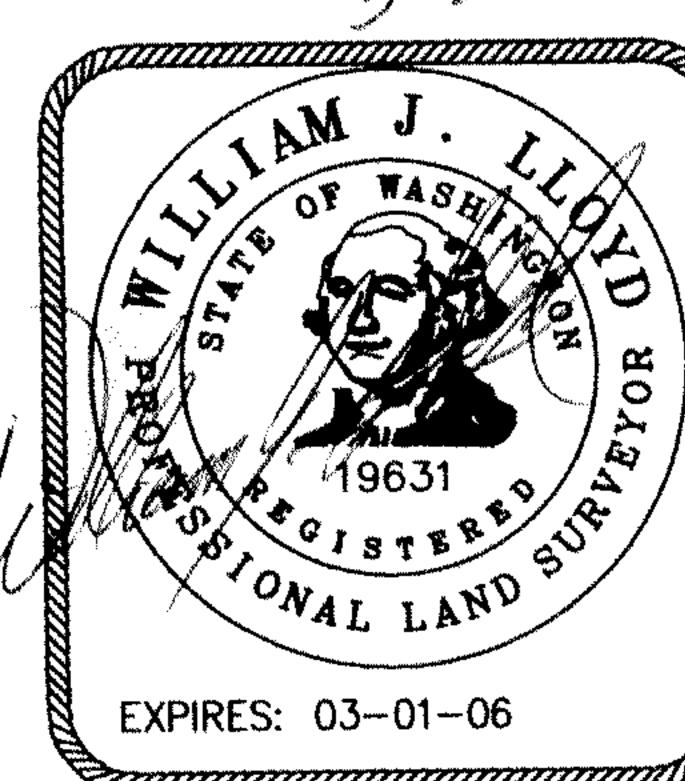
THE PLANNING MANAGER FINDS IN ADDITION THAT THE FINAL SUBDIVISION FOR THE PLAT OF THE CROSSING AT EDGECOMB CREEK IS IN CONFORMANCE WITH APPLICABLE CITY CODES AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

CITY OF ARLINGTON

SURVEYOR'S CERTIFICATE

I WILLIAM J. LLOYD HEREBY CERTIFY THAT THE PLAT OF CROSSING AT EDGECOMB CREEK IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

IN THE MONTH OF _______,2005. SIGNATURE AND SEAL LS. 19631



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2005 TAXES.

TREASURER, SNOHOMISH COUNTY

SNOHOMISH COUNTY, WASHINGTON.

SNOHOMISH COUNTY AUDITOR

#200505265393

Planners

PORT'N SE1-/4, SW1/4, SEC.23, TWP.31N, R5E,W.M.

Surveyors Engineers ARLINGTON, WA 105 E. Division-PO Box 326 98223

(360)435-5551FAX 435-4012 JOB# 15864 DRAWN-BY: TAA FIELD BOOK # SN. 219, 617, 622, 641

